

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Hudson County Consortium

State: NJ

PJ's Total HOME Allocation Received: \$59,791,097

PJ's Size Grouping*: A

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	A	Overall
Program Progress:			PJs in State:	27			
% of Funds Committed	91.09 %	91.23 %	17	91.92 %	42		44
% of Funds Disbursed	81.31 %	80.86 %	19	82.65 %	38		32
Leveraging Ratio for Rental Activities	3.32	4.8	18	4.67	35		40
% of Completed Rental Disbursements to All Rental Commitments***	81.47 %	85.76 %	21	81.09 %	35		25
% of Completed CHDO Disbursements to All CHDO Reservations***	64.55 %	63.94 %	15	68.72 %	36		35
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	82.64 %	82.92 %	16	79.93 %	55		47
% of 0-30% AMI Renters to All Renters***	35.00 %	44.85 %	21	44.94 %	22		31
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	96.10 %	1	94.87 %	100		100
Overall Ranking:			In State:	16 / 27	Nationally:	42	42
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$28,700	\$27,243		\$25,717	1,060	Units	78.80 %
Homebuyer Unit	\$28,191	\$16,698		\$14,669	87	Units	6.50 %
Homeowner-Rehab Unit	\$17,859	\$15,248		\$20,391	199	Units	14.80 %
TBRA Unit	\$0	\$8,105		\$3,201	0	Units	0.00 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Hudson County Consortium NJ

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$88,788	\$95,084	\$19,956
State:*	\$104,190	\$93,818	\$17,134
National:**	\$91,120	\$73,223	\$23,149

CHDO Operating Expenses:
(% of allocation)

PJ: 0.2 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.11

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	27.5	23.0	63.3	0.0	Single/Non-Elderly:	19.7	32.2	11.1	0.0
Black/African American:	9.4	5.7	3.0	0.0	Elderly:	41.5	3.4	45.2	0.0
Asian:	0.5	0.0	0.0	0.0	Related/Single Parent:	25.6	23.0	13.6	0.0
American Indian/Alaska Native:	0.1	1.1	0.0	0.0	Related/Two Parent:	10.8	32.2	22.1	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	2.4	9.2	8.0	0.0
American Indian/Alaska Native and White:	1.2	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.0	0.0	0.0					
Asian/Pacific Islander:	1.6	0.0	0.5	0.0					
ETHNICITY:									
Hispanic	59.6	70.1	33.2	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	43.7	27.6	38.2	0.0	Section 8:	23.8	1.1 [#]		
2 Persons:	30.6	19.5	26.6	0.0	HOME TBRA:	0.1			
3 Persons:	15.6	23.0	14.6	0.0	Other:	6.2			
4 Persons:	7.5	18.4	11.1	0.0	No Assistance:	69.9			
5 Persons:	2.5	9.2	7.5	0.0					
6 Persons:	0.2	2.3	2.0	0.0					
7 Persons:	0.0	0.0	0.0	0.0					
8 or more Persons:	0.0	0.0	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001			0	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Hudson County Consortium

State: NJ

Group Rank: 42
(Percentile)

State Rank: 16 / 27 PJs

Overall Rank: 42
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	81.47	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	64.55	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	82.64	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	2.72	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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